

This is NOT a Tax Statement **Notice Of Appraised Value** Do NOT Pay From This Notice

AUSTIN COUNTY APPRAISAL DIST
906 E AMELIA
BELLVILLE TX 77418

979-865-9124

austincad@gmail.com

BARTELS ROYCE
308 W FM 389
FAYETTEVILLE TX 78954



APPRAISAL YEAR 2026

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/23/2026 AT: 9:00 AM
AUSTIN COUNTY APPRAISAL DIST
906 E AMELIA
BELLVILLE TX 77418
QUESTIONS CONCERNING MINERAL
VALUES, CONTACT PRITCHARD &
ABBOTT AT 832-243-9600
Protest Deadline: 6-01-2026
ARB Hearing: 6-23-2026
Owner: 508419 64

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

Dear Property Owner,
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION	LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	50	5,400	Lease: 600758 Type: REAL Owner #: 508419
FM RD	C	50	5,400	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C	50	5,400	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	50	5,400	AB 96 SUTHERLAND W
BELLVILLE HOSP	C	50	5,400	RRC 289148
AUSTIN CO PREC2	C	50	5,400	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000939 Royalty Interest
HB1984: The Appraised value of \$5,400 in 2026 as compared to \$3,060 in 2021 is a 76.47% increase.				Category: G1
				Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	50	5,340	60	
FM RD	50	5,340	60	
SPEC RD/BRIDGE	50	5,340	60	
BELLVILLE ISD	50	5,340	60	
BELLVILLE HOSP	50	5,340	60	
AUSTIN CO PREC2	50	5,340	60	

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

GREG COOK
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP	C 100 C 100 C 100 C 100 C 100	1,150 1,150 1,150 1,150 1,150	Lease: 600768 Type: REAL Owner #: 508419 Legal: PASSCHENDAELE W#1H VERDUN OIL & GAS LLC AB 94 SHEPHERD FAY75% AUS25% DP 872718 RTCISD 55% FISD 20% .000466 Royalty Interest Category: G1 Railroad #: 297014
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP	100 100 100 100 100	1,030 1,030 1,030 1,030 1,030	120 120 120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2	C 3,480 C 3,480 C 3,480 C 3,480 C 3,480 C 3,480	4,930 4,930 4,930 4,930 4,930 4,930	Lease: 600770 Type: REAL Owner #: 508419 Legal: SAINT-MIHIEL W#2H VERDUN OIL & GAS AB 96 SUTHERLAND, W RRC #296092 .000939 Royalty Interest Category: G1 Railroad #: 296092
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2	2,530 2,530 2,530 2,530 2,530 2,530	750 750 750 750 750 750	4,180 4,180 4,180 4,180 4,180 4,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP	C 500 C 500 C 500 C 500 C 500	1,040 1,040 1,040 1,040 1,040	Lease: 600774 Type: REAL Owner #: 508419 Legal: PASSCHENDAELE W#2H VERDUN OIL & GAS LLC AB 96 SUTHERLAND W AUS 25% FAY 75% BELL 25% R-T 55% FY20% .000466 Royalty Interest Category: G1 Railroad #: 296095
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP	280 280 280 280 280	440 440 440 440 440	600 600 600 600 600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BRENHAM ISD AUSTIN CO PREC2	C 111,540 C 111,540 C 111,540 C 111,540 C 111,540	412,240 412,240 412,240 412,240 412,240	Lease: 600783 Type: REAL Owner #: 508419 Legal: MONS UNIT #1H VERDUN OIL & GAS LLC AB 25 CHEVES H RRC 297969 .016097 Royalty Interest Category: G1 Railroad #: 297969
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	111,540	278,390	133,850		
FM RD	111,540	278,390	133,850		
SPEC RD/BRIDGE	111,540	278,390	133,850		
BRENHAM ISD	111,540	278,390	133,850		
AUSTIN CO PREC2	111,540	278,390	133,850		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	114,500	285,950	138,810		
FM RD	114,500	285,950	138,810		
SPEC RD/BRIDGE	114,500	285,950	138,810		
BELLVILLE ISD	2,960	7,560	4,960		
BELLVILLE HOSP	2,960	7,560	4,960		
AUSTIN CO PREC2	114,120	284,480	138,090		
BRENHAM ISD	111,540	278,390	133,850		

